

December 2014

Cottingham & Middleton

Landscape Sensitivity and Capacity Study

Corby Borough Council



Landscape Sensitivity and Capacity Study

of

Cottingham & Middleton

for

Corby Borough Council



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1 INTRODUCTION

- 1.1 The Landscape Partnership were commissioned in October 2014 to undertake the preparation of a Landscape Sensitivity and Capacity Study for the settlements of Cottingham and Middleton. The Study covers an area of approximately 500m from the edge of the Village Confines, referred to in this report, as the 'Study Area' (refer to Figure 01). The purpose of the Study is to define the sensitivity of the landscape around the two settlements and identify the capacity of the landscape to accommodate residential development. The Study can be used as part of the evidence base to determine the suitability and extent of any future allocation of residential land use around Cottingham and Middleton and for any future extension of the Village Confines. The Study can also be used as part of a wider review of housing allocation across the Borough.
- 1.2 The assessment work has been undertaken in two stages. Stage One involves the review of Landscape Character Areas (LCAs) within the Study Area, their key characteristics and sensitivity to change. The LCAs are based on the assessment work undertaken by the River Nene Regional Park (RNRP) in producing the Northamptonshire Landscape Character Assessment (NCLCA)¹. The LCAs provide a suitable scale and detail for the purposes of this study.
- 1.3 Stage Two involves a more detailed consideration of the landscape capacity of the Study Area, to accommodate residential development. This considers smaller scale units, defined as 'Parcels' (refer to Figure 04), defined by areas of consistent landscape characteristics, based on individual fields, groups of fields or parcels of land. Some localised variation in character may occur within these Parcel, but the overall character should be coherent. The assessment uses a consistent method that evaluates Parcels against a number of criteria, to test both the sensitivity of the Parcel and its capacity to accept development in the context of the character of the wider landscape. The criteria applied are based on those aspects which would be most applicable to determining the capacity of residential development within the landscape.

2 LANDSCAPE CHARACTER

Methodology

- 2.1 The methodology used is based on the national guidance found in 'Landscape Character Assessment – Guidance for England and Scotland' (2002) and the other associated Topic Papers. It also draws from the Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition². The specific approach applied relates to the scale of the assessment and context of the Study, set within the broader context of published landscape character assessment work undertaken at the national, regional and county level.

¹ Northamptonshire Current Landscape Character Assessment, Strategic Framework, Northamptonshire County Council, November 2006

² Guidelines for Landscape and Visual Impact Assessment, Landscape Institute and Institute of Environmental Management and Assessment, April 2013

Desk Based Study and Field Survey

2.2 The key characteristics of the county based landscape character areas were considered in relation to the characteristics found within the Study Area, in particular topography (refer to Figure 02) and the relationship with built form and settlement pattern in the context of the escarpment and the Welland Valley. The key aspects and variations were considered to be appropriately covered at the county level and would not require a further more detailed assessment of variations in landscape character at a more local level. This was reviewed and confirmed in the field.

2.3 The character, condition and sensitivity for each of the relevant county LCAs is based on an interpretation and application of content included within the NCLCA and Current Landscape Character Strategy and Guidelines. The following table is used as the basis for determining the value of each LCA.

Table 1 - Landscape Strategy Matrix and Landscape Value Scale

Condition	Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
	Poor	Reconstruct	Improve and restore	Restore condition to maintain character
		Weak	Moderate	Strong

Strength of Character

	=	High Value
	=	Moderate - High Value
	=	Moderate Value
	=	Moderate - Low Value
	=	Low Value

3 CONTEXT

National Context

- 3.1 The process of landscape characterisation and assessment has been promoted at a national scale in England by the work of Natural England. In tandem with English Nature, parallel approaches were formulated and tested to derive a series of Natural Area and Countryside Character profiles for the whole of England. These have now been combined as part of National Character Area (NCA) profiles, providing environmental evidence, details of landscape characteristics, ecosystems, and guidance on likely future changes and strategy for management of NCAs.
- 3.2 These have now combined to form 159 NCAs (refer to Image 1), with all NCAs now having full profiles, detailing: landscape; biodiversity; geodiversity; and cultural and economic activity.

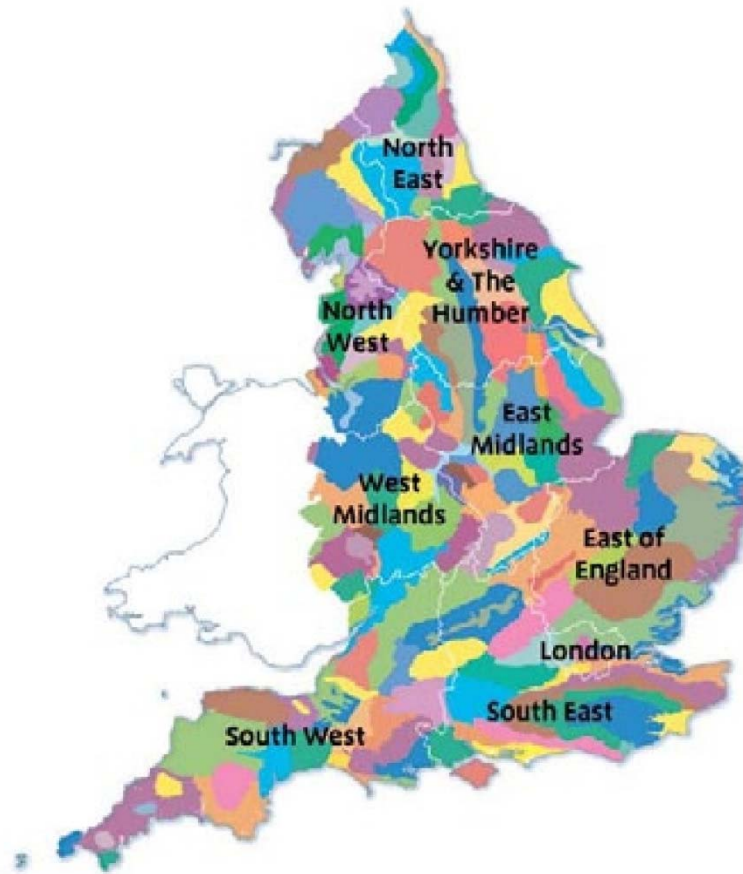


Image 1 – National Character Areas

© Natural England

- 3.3 This national character map defines the Study Area as falling within NCA 92: Rockingham Forest and NCA 89: Northamptonshire Vales. The key characteristics of these NCAs are also set out below.

NCA 92: Rockingham Forest

Key Characteristics

- ♦ broad undulating plateau, ridge and prominent steep scarp dropping into the Welland Valley;
- ♦ well wooded, with large conifer and broadleaved plantations;
- ♦ medium to large arable fields with some pastoral fields;
- ♦ fields enclosed by well managed hedgerows with mature trees and some dry stone walls;
- ♦ remnant unimproved grassland;
- ♦ large country houses and mature parkland estates;
- ♦ small nucleated villages with a few isolated farmsteads and houses;
- ♦ largely rural and tranquil character

The impact of new development on the setting and views of churches and other notable historic buildings is particularly important

National Character Area 92 Rockingham Forest

Note: In most instances, the NCA boundary is not precisely mapped and should be considered as a series of transitions between NCAs.

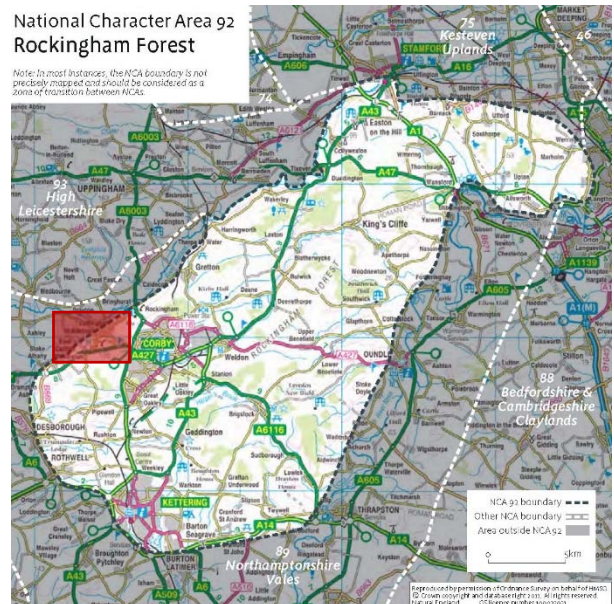


Image 2: NCA 92 Map. © Natural England

Landscape Opportunities

- ♦ maintain rural character of the landscape
- ♦ limit visual impact of new development
- ♦ use of design statements
- ♦ innovative architectural and planning solutions inspired by local distinctiveness
- ♦ high quality design
- ♦ prevent coalescence of settlements
- ♦ green infrastructure links to connect residential areas with the countryside
- ♦ conserve, replant and manage hedgerows
- ♦ enhance and extend the public rights of way network

NCA 89: Northamptonshire Vales

Key Characteristics

- ♦ open landscape of gently undulating clay ridges and valleys
- ♦ visual uniformity to the landscape and settlement pattern
- ♦ mixed arable and pastoral farmland
- ♦ limited woodland cover, restricted spinneys and copses on the ridges
- ♦ varied height, density and pattern of hedgerows and hedgerow trees
- ♦ predominantly 19th century field pattern with some ridge and furrow
- ♦ distinctive river valleys, including the Welland, provide flat flood plains
- ♦ frequent large settlements dominate the open character of the landscape
- ♦ frequent small towns and large villages characterised by red brick and stone buildings within the older historic cores

High density residential development on the edges of villages is visually intrusive and affects historic settlement pattern, layout and character

National Character Area 89 Northamptonshire Vales

Note: in most instances, the NCA boundary is not precisely mapped and should be considered as a zone of transition between NCAs.

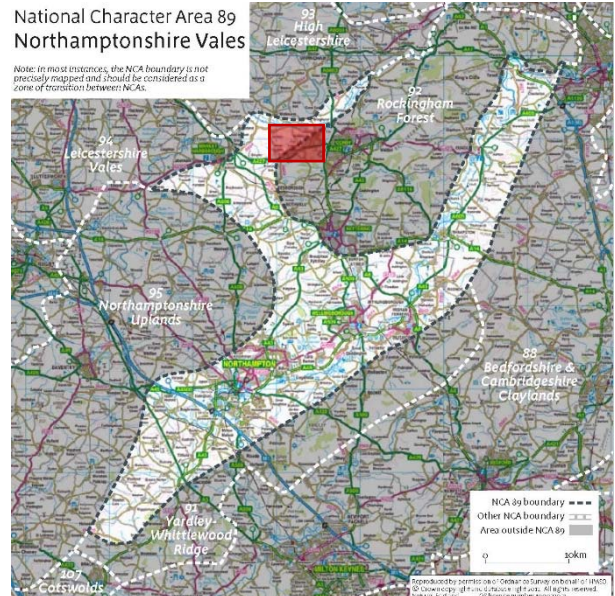


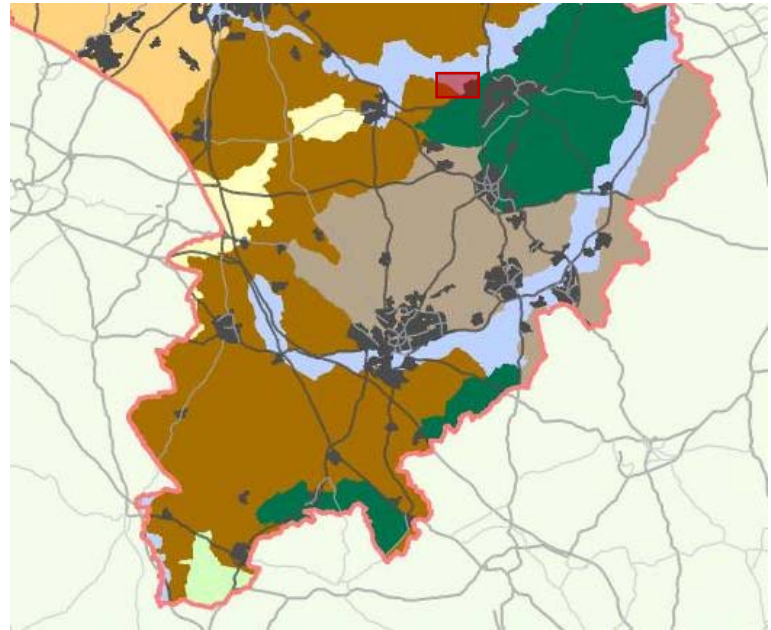
Image 3: NCA 89 map. © Natural England

Landscape Opportunities

- ♦ conserve more remote areas from development by retaining traditional settlement patterns
- ♦ retain relatively high tranquillity
- ♦ ensure that development does not have a negative impact on landscape character
- ♦ consider visual impact of modern development
- ♦ avoid urban intrusion
- ♦ use traditional building materials
- ♦ manage and conserve field patterns, hedgerows and hedgerow trees

Regional Context

3.4 The East Midlands Regional Landscape Character Assessment (EMRLCA)³ identifies the 31 regional Landscape Character Types (LCTs) present across the region (refer to Image 4). It describes the major forces for change that the regional landscapes are experiencing and where these are being experienced. It also provides broad level guidance to inform policy across the Region, by identifying distinctive, rare or special characteristics.



© East Midlands Landscape Partnership

Image 4: East Midlands Regional Landscape Character Assessment

3.5 The Study Area falls predominantly within LCT 3A: Floodplain Valleys and LCT 10A: Forest Hills and Ridges, which are described below.

LCT 3A: Floodplain Valleys

Key Characteristics

- ♦ wide flat alluvial floodplains, surrounded by rising landform
- ♦ predominantly pastoral farmland with limited woodland cover
- ♦ hedge or fenced defined medium to large fields of regular pattern
- ♦ hedgerow and riverside trees form distinctive features
- ♦ limited settlement and development in rural areas
- ♦ sewage works and power stations close to settlements, with roads and communication routes on the outer edges of the floodplain

Landscape Change and Management

- ♦ poor development on settlement margins is damaging the character of the landscape, creating visual intrusion and extending the urban edge into the floodplain valleys
- ♦ seek to protect the open and unsettled character of the landscape
- ♦ locate new development on previously developed land or near to existing settlements
- ♦ avoid greenfield sites
- ♦ use innovative and high quality design and planning to minimise impacts
- ♦ provide tree planting on settlement fringes
- ♦ establish the perception of development within a well treed landscape

³ East Midlands Regional Landscape Character Assessment, LDA Design & Natural England, April 2010

LCT 10A: Forest Hills and Ridges

Key Characteristics

- ♦ broad elevated plateaux and ridges
- ♦ extensive scenic woodland, which on elevated ground provide a backdrop
- ♦ medium to large arable fields
- ♦ clipped hedges with intermittent trees
- ♦ mature parkland and estates
- ♦ sparsely populated and tranquil character
- ♦ distinctive villages typically in sheltered locations and along valleys
- ♦ use of local stone in villages

Landscape Change and Management

- ♦ inappropriate residential development can be particularly damaging, eroding architectural and historic character, and creating visual intrusion
- ♦ protect the rural character
- ♦ ensure appropriate design and scale of new development
- ♦ use of design statements
- ♦ use innovative and high quality design and planning to minimise impacts

County Context

- 3.6 The Northamptonshire Current Landscape Character Assessment (NCLCA)⁴ was prepared at the County scale, but is sufficiently detailed to provide an effective District scale assessment. Whilst based on the character of landscape nearly a decade ago, the landscape has not significantly changed during this period. The methodology applied follows best practice that is still applicable at the present time. The NCLCA is considered to provide a reliable and robust source of data for the Study. The Study Area covers four LCTs and five LCAs (refer to Figure 03), indicating the diversity of landscape character within the immediate vicinity of Cottingham and Middleton. Further guidance on appropriate management of the landscape and the suitability and location of development is provided within the NCLCA Strategy and Guidelines⁵. The key characteristics, strength of character, condition and sensitivity of these LCAs, are set out below.

⁴ Current Landscape Character Assessment, Strategic Framework Study, Northamptonshire County Council, November 2006

⁵ Current Landscape Character Assessment, Strategic Framework Study, Northamptonshire County Council, November 2006

LCA 7A Wooded Clay Plateau: Rockingham Plateau				
Key Characteristics				
<ul style="list-style-type: none">Largely flat plateau with some localised minor undulationsLarge to medium/large arable fields of regular and sub-regular shape with some pastureExtensive woodland cover, much of which is ancient woodland and provided historic royal hunting groundsWoodland often provides distinctive skyline features framing viewsA number of historic landscape parklandsModerately well settled, generally on lower valley slopes above watercourses				
Strategy & Guidelines				
<ul style="list-style-type: none">Retention and enhancement of intrinsic sense of remoteness and tranquillityRetention of contrast between open agricultural fields, contained by wooded skyline with long distance views, and the more intimate and intricate valleysNew development should make reference to local vernacular, styles, materials, layout and landscape featuresConserve sense of exposure and extensive views from prominent locations on the plateauConserve historic parkland character, historic features, tree groups, estate villages and monumentsReflect distinctive settlement pattern, retaining a sparsely populated plateau and limiting settlement to valleysAvoid urban fringe influences by ensuring good settlement edge treatments, softened with woodland plantingConserve intimate relationship between villages and their landscape setting				
STRENGTH OF CHARACTER		WEAK	MODERATE	STRONG
S1 Impact of landform*		Insignificant	Apparent	Dominant/ Prominent
S2 Impact of landcover*		Insignificant	Apparent	Dominant/ Prominent
S3 Historic pattern*		Insignificant	Apparent	Dominant / Prominent
S4 Tranquillity		Discordant	Moderate	Tranquil
S5 Distinctiveness/rarity		Frequent	Unusual	Unique/ rare
S6 Visual unity		Incoherent	Coherent	Unified
Totals * Prime character categories if tie		0	1	5
CONDITION		POOR	MODERATE	GOOD
C1 Landcover Change		Widespread	Localised	Insignificant
C2 Age Structure of Tree Cover		Over mature	Mature or young	Mixed
C3 Extent of semi-natural habitat survival*		Relic	Scattered	Widespread/Linked
C4 Management of semi-natural habitats		Poor	Not obvious	Good
C5 Survival of cultural pattern (fields and hedges) *		Declining/Relic	Interrupted	Intact
C6 Impact of built development*		High	Moderate	Low
Totals * Prime condition categories if tie		0	5	1
MATRIX				
Condition	Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
	Poor	Reconstruct	Improve and restore	Restore condition to maintain character
		Weak	Moderate	Strong
		Strength of Character		
Value: Moderate-High				

LCA 13E Undulating Hills and Valleys: Stoke Albany and Ashley

Key Characteristics

- Undulating landform of hills and valleys allows extensive views from hill top locations over the Welland Valley
- Mixture of arable, horticulture and pasture, with small pockets of neutral grassland
- Small to large fields, enclosed by strong hedgerow network that emphasize the rolling landform
- Isolated broadleaved copses and limited mixed woodland
- Varied pattern of settlement, contrasting from areas that are well settled to rural areas with isolated farms

Strategy & Guidelines

- Control of development and change, to conserve and enhance the balance of rural elements that contribute to the agricultural landscape
- Valued intact historic landscape should be retained
- Large scale development should be resisted particularly in open and remote areas
- Development may need to be accommodated within areas adjacent to principle settlements
- Limited development may be appropriate within lower secluded locations and rural villages
- Developments should make reference to effect on landscape resource, wider setting and details of local vernacular, styles, materials, layout, and features
- Create vibrant, visually appealing, and functional urban and rural fringes

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	Apparent	Dominant/ Prominent
S2 Impact of landcover*	Insignificant	Apparent	Dominant/ Prominent
S3 Historic pattern*	Insignificant	Apparent	Dominant/ Prominent
S4 Tranquillity	Discordant	Moderate	Tranquil
S5 Distinctiveness/rarity	Frequent	Unusual	Unique/rare
S6 Visual unity	Incoherent	Coherent	Unified
Totals * Prime character categories if tie	0	1	5
CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	Widespread	Localised	Insignificant
C2 Age Structure of Tree Cover	Over mature	Mature or young	Mixed
C3 Extent of semi-natural habitat survival*	Relic	Scattered	Widespread/ Linked
C4 Management of semi-natural habitats	Poor	Not obvious	Good
C5 Survival of cultural pattern (fields and hedges) *	Declining/Relic	Interrupted	Intact
C6 Impact of built development*	High	Moderate	Low
Totals * Prime condition categories if tie	0	2	4

MATRIX

Good

Moderate

Poor

Condition

Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
Improve and reinforce	Improve and conserve	Conserve and restore
Reconstruct	Improve and restore	Restore condition to maintain character
Weak	Moderate	Strong
Strength of Character		

Value: High

LCA 15B Farmed Scarp Slopes: Cottingham to Harringworth

Key Characteristics

- ◆ Relatively steep scarp slope, with lower gentle valley slopes rising to form steeper upper slopes
- ◆ Landform creates a backdrop to the River Welland and allows extensive views over the floodplain
- ◆ Arable, horticulture and pasture, with evidence of geometric field system around Cottingham
- ◆ Steep slopes reduce suitability of agricultural use and lead to increased presence of woodland blocks
- ◆ Settlement restricted to small and moderately sized villages, with Cottingham forming the largest settlement extending up and along the valley slopes
- ◆ Beyond settlements the landscape retains a rural landscape with no dwellings and only minor roads
- ◆ Ridge and furrow in areas of permanent pasture

Strategy & Guidelines

- ◆ Avoid development that adversely affects the balanced mosaic of land use on the visible scarp
- ◆ Prominent buildings and structures should be avoided where they would breach the skyline
- ◆ Locations towards the base of the scarp slope provide greater opportunity for accommodating sensitively designed developments that can be integrated with existing settlements and landscape
- ◆ Where development occurs, buildings should relate to local vernacular, styles, materials and layout
- ◆ Conserve and enhance woodland as an important component through further establishment
- ◆ Conserve wide and dramatic vistas across the Welland Valley
- ◆ Encourage land uses that strengthen visual separation between the steeper scarp slopes and plateau and valley bottom
- ◆ Conserve the sparse settlement cover
- ◆ Locate and design new development to conserve the appearance and setting of villages

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	Apparent	Dominant /Prominent
S2 Impact of landcover*	Insignificant	Apparent	Dominant/ Prominent
S3 Historic pattern*	Insignificant	Apparent	Dominant/ Prominent
S4 Tranquillity	Discordant	Moderate	Tranquil
S5 Distinctiveness/rarity	Frequent	Unusual	Unique /rare
S6 Visual unity	Incoherent	Coherent	Unified
Totals * Prime character categories if tie	0	1	5

CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	Widespread	Localised	Insignificant
C2 Age Structure of Tree Cover	Over mature	Mature or young	Mixed
C3 Extent of semi-natural habitat survival*	Relic	Scattered	Widespread/Linked
C4 Management of semi-natural habitats	Poor	Not obvious	Good
C5 Survival of cultural pattern (fields and hedges) *	Declining/Relic	Interrupted	Intact
C6 Impact of built development*	High	Moderate	Low
Totals * Prime condition categories if tie	0	2	4

MATRIX	Condition	Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
		Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
		Poor	Reconstruct	Improve and restore	Restore condition to maintain character
				Weak	Moderate
		Strength of Character			
		Value: High			

LCA 18I Broad River Valley Floodplain: The Welland – Market Harborough to Cottingham

Key Characteristics

- ♦ Broad flat floodplain forming part of the extensive Welland Valley
- ♦ Low hillocks form prominent landmarks within the floodplain to the west and north of East Carlton
- ♦ Arable and pastoral fields of varying size
- ♦ Limited presence of woodland, with trees limited to hedgerows along watercourse and roads
- ♦ Main settlement is Stoke Albany, with the landscape otherwise rural with isolated farms and dwellings
- ♦ A typical open landscape with wide views across the floodplain with occasional local visual constraints
- ♦ Access is largely limited to minor roads that cross the valley and infrequent rights of way

Strategy & Guidelines

- ♦ Development and change should be controlled with the objective of conserving and enhancing the simplicity of the quiet and open pastoral landscape
- ♦ General presumption against development within the floodplain
- ♦ Sensitive integration of development is particularly required to avoid harm in a very visible landscape that is overlooked from more elevated land
- ♦ Development should make reference to local vernacular, styles, materials, layout and features
- ♦ Intricate pattern of tree cover should be preserved and avoid extensive woodland
- ♦ Resist significant new development, limiting development to locations in close proximity to existing villages and where flood risk is minimised

STRENGTH OF CHARACTER		WEAK	MODERATE	STRONG
S1 Impact of landform*		Insignificant	Apparent	Dominant/Prominent
S2 Impact of landcover*		Insignificant	Apparent	Dominant/Prominent
S3 Historic pattern*		Insignificant	Apparent	Dominant/Prominent
S4 Tranquillity		Discordant	Moderate	Tranquil
S5 Distinctiveness/rarity		Frequent	Unusual	Unique/rare
S6 Visual unity		Incoherent	Coherent	Unified
Totals * Prime character categories if tie		1	4	1
CONDITION		POOR	MODERATE	GOOD
C1 Landcover Change		Widespread	Localised	Insignificant
C2 Age Structure of Tree Cover		Over mature	Mature or young	Mixed
C3 Extent of semi-natural habitat survival*		Relic	Scattered	Widespread/Linked
C4 Management of semi-natural habitats		Poor	Not obvious	Good
C5 Survival of cultural pattern (fields and hedges) *		Declining/Relic	Interrupted	Intact
C6 Impact of built development*		High	Moderate	Low
Totals * Prime condition categories if tie		0	4	2
MATRIX				
Condition	Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
	Poor	Reconstruct	Improve and restore	Restore condition to maintain character
		Weak	Moderate	Strong
		Strength of Character		
		Value: Moderate		

LCA 18J Broad River Valley Floodplain: The Welland – Cottingham to Wakerley

Key Characteristics

- ♦ Broad flat floodplain forming part of the extensive Welland Valley
- ♦ Medium to large scaled arable and pastoral fields bound by hedgerows of varying condition and post and wire fences
- ♦ Introduction of localised horsiculture has created conspicuous features and an untidy and fragmented appearance
- ♦ Limited presence of woodland, with trees limited to hedgerows along watercourse and roads
- ♦ Church spires form local landmarks within villages on the fringes of the floodplain
- ♦ Landscape otherwise rural with isolated farms and dwellings
- ♦ Open landscape with wide views across the floodplain
- ♦ Access is limited to minor roads that cross the valley and infrequent rights of way

Strategy & Guidelines

- ♦ Development and change should be controlled with the objective of conserving and enhancing the simplicity of the quiet and open pastoral landscape
- ♦ General presumption against development within the floodplain
- ♦ Sensitive integration of development is particularly required to avoid harm in a very visible landscape that is overlooked from more elevated land
- ♦ Development should make reference to local vernacular, styles, materials, layout and features
- ♦ Intricate pattern of tree cover should be preserved and avoidance of extensive woodland
- ♦ Resist significant new development, limiting development to locations in close proximity to existing villages and where flood risk is minimised

STRENGTH OF CHARACTER	WEAK	MODERATE	STRONG
S1 Impact of landform*	Insignificant	Apparent	Dominant/Prominent
S2 Impact of landcover*	Insignificant	Apparent	Dominant/Prominent
S3 Historic pattern*	Insignificant	Apparent	Dominant/Prominent
S4 Tranquillity	Discordant	Moderate	Tranquil
S5 Distinctiveness/rarity	Frequent	Unusual	Unique/rare
S6 Visual unity	Incoherent	Coherent	Unified
Totals * Prime character categories if tie	1	4	1

CONDITION	POOR	MODERATE	GOOD
C1 Landcover Change	Widespread	Localised	Insignificant
C2 Age Structure of Tree Cover	Over mature	Mature or young	Mixed
C3 Extent of semi-natural habitat survival*	Relic	Scattered	Widespread/Linked
C4 Management of semi-natural habitats	Poor	Not obvious	Good
C5 Survival of cultural pattern (fields and hedges) *	Declining/Relic	Interrupted	Intact
C6 Impact of built development*	High	Moderate	Low
Totals * Prime condition categories if tie	0	4	2

MATRIX	Condition	Strength of Character		
		Weak	Moderate	Strong
		Good	Moderate	Strong
		Good	Moderate	Strong
	Good	Strengthen and reinforce	Conserve and strengthen	Safeguard and manage
	Moderate	Improve and reinforce	Improve and conserve	Conserve and restore
	Poor	Reconstruct	Improve and restore	Restore condition to maintain character
		Weak	Moderate	Strong
		Value: Moderate		

4 LANDSCAPE SENSITIVITY AND LANDSCAPE CAPACITY

Methodology

- 4.1 The methodology to assess the capacity of the landscape to accommodate residential and commercial development is based on the guidance in the Landscape Character Assessment Topic Paper 6⁶. Topic Paper 6 forms part of a suite of Topic Papers on landscape character assessment and support the Landscape Character Assessment Guidelines for England and Scotland. Whilst the work was undertaken over a decade ago, it remains as best practice promoted by Natural England. Topic Paper 6 provides specific guidance on defining the sensitivity and capacity of a landscape to accommodate different types of development. Accordingly, the methodology developed for this study adopts the following premise that:

"existing landscape features + visual sensitivity = Overall Landscape Sensitivity"

- 4.2 A number of criteria have been selected to identify both existing landscape features and visual sensitivities. These criteria reflect both the national guidance in Topic Paper 6 and the particular circumstances for the rural landscape adjacent to Cottingham and Middleton.
- 4.3 The criteria are grouped into primary factors (representing features that are more permanent in the landscape, such as landform) and secondary factors (representing features that are of a more temporary or transient nature).
- 4.4 The following criteria have been selected to reflect existing landscape features:
- slope analysis (primary)
 - vegetation enclosure (primary)
 - the complexity and scale of the landscape (secondary)
 - the condition of the landscape (secondary)
- 4.5 The following criteria have been selected to reflect visual sensitivity:
- openness to public view (secondary)
 - openness to private views (secondary)
 - relationship with existing urban built form (primary)
 - prevention of coalescence (primary)
 - scope to mitigate the development (primary)
- 4.6 It is recognised that Topic Paper 6 refers to a wider range of factors within what is termed Landscape Character Sensitivity. However, in the context of this Study these are not considered to

⁶ Landscape Character Assessment Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, The Countryside Agency and Scottish Natural Heritage, January 2004

be relevant and would be picked up as part of other evidence base work e.g. nature conservation and cultural heritage features. It is considered that for the purpose of this assessment the main relevant existing landscape and visual factors are addressed in the above categories. These have been incorporated into the field survey forms used for each Parcel (refer to Appendix 2).

- 4.7 The Overall Landscape Sensitivity provides an evaluation of the sensitivity of a Parcel in broad strategic terms. In order to assess the Overall Landscape Capacity of a land parcel, 'landscape value' was added to the equation, as follows.

"Overall Landscape Sensitivity + Landscape Value = Overall Landscape Capacity"

- 4.8 Landscape value can be measured in a number of ways e.g. statutory landscape designations, local landscape designations, other ecological/cultural heritage designations, and local perceived value. There are no statutory landscape designations. The local landscape designation of Special Landscape Area covers the whole of the Study Area, and whilst this indicates a landscape of high local value, it is no longer supported by the emerging Local Plan. This is due current Government best practice, which discourages the use local landscape designations and recommends reliance on local landscape character assessment. There are other related designations such as the Conservation Areas, listed buildings, East Carlton Countryside Park, and open spaces, (refer to Figure 01), which provide some indication of related value. Consequently, an alternative means of measuring value has been based on the Strength of Character and Condition of the LCAs in which the Parcels are located, which has in turn been based on the NCLCA and associated Strategy and Guidelines. This is a principle that is supported in the GLVIA paragraphs 5.27-5.31. Landscape Value is determined on the basis of the same five point scale used within Stage 1 to define LCAs within the Study Area.

- 4.9 To assess the landscape capacity of a Parcel to accommodate development, certain assumptions need to be applied. For the purposes of this Study it is assumed that development will include mainly two to two and half storey residential units. It is not anticipated that there would be a need for taller structures, except in limited situations, but if a Parcel is considered able to accommodate three storey buildings, this is identified in the description of the Parcel.

- 4.10 Each Parcel was assessed against the criteria noted above, using a 5-point scale from most suitable to least suitable (A to E), guided by a definitions/descriptions that have been developed for this Study to reflect local characteristics (refer to Appendix 1). This has been used for each Parcel to determine a score for: Landscape Sensitivity Profile; and Overall Capacity Profile. To build in weighting for the primary and secondary factors, a 1.5 x weighting is applied to primary factors.

27 – 33.5	Low Landscape Capacity
34 – 40.5	Medium-Low Landscape Capacity
41 – 47.5	Medium Landscape Capacity
48 – 54.5	Medium-High Landscape Capacity
55 – 61.5	High Landscape Capacity

The Overall Capacity Profile score identifies the Parcel's capacity based on the adjacent range.

4.11 The principle of applying a numerical scale to define landscape capacity, is used to help provide transparency through the field judgement process. However, it should be emphasized that scores should not be regarded as a precise and definitive judgement, but merely as a means to establish relative capacity and no absolute conclusion should be drawn from the numerical totals. The influence of individual criteria in a given Parcel and in the context of the wider Landscape Character should also be given due consideration. Those Parcels that are borderline in terms of suitability, are considered based the overall spread and balance of the profiles and scope to mitigate in making a final judgement. To aid these considerations a commentary of the key points has been provided for each Parcel.

4.12 A general commentary is provided for each land parcel based on the key characteristics and distinctive features. Parcels that have a Medium, Medium-High or High landscape capacity are considered to be the most likely to be suitable as potential location for development. Parcels with a Low-Medium capacity are considered to be typically unsuitable for development, but there may be limited potential for carefully and sympathetically located development. Further detail regarding the type, nature and principles for development are described within each Parcel that has a capacity of Medium and above to help provide guidance in identifying the most suitable location for the residential development and the strategic layout for future development. Brief details are provided in relation to Low-Medium capacity, where limited development may be appropriate.

Landscape Value

4.13 The Local LCAs, set out in the tables within paragraph 3.6, identify the following landscape value:

- | | |
|---|----------------------|
| ♦ LCA7a: Clay Plateau: Rockingham Plateau | Moderate-High |
| ♦ LCA13e: Undulating Hills and Valleys: Stoke Albany & Ashley | High |
| ♦ LCA15b: Farmed Scarp Slopes: Cottingham to Harringworth | High |
| ♦ LCA18e: Broad River Valley Floodplain: | |
| The Welland, Market Harborough to Cottingham | Moderate |
| ♦ LCA18e: Broad River Valley Floodplain: | |
| The Welland, Cottingham to Wakerley | Moderate |

4.14 Cottingham and Middleton lie within a transitional landscape from the plateau area to the south-east falling on the steep scarp slopes to the valley floodplain in the north-west. The highest value landscape is the distinctive and prominent scarp slopes, forming a backdrop to the Welland Valley floodplain and is particularly sensitive to change. The landscape as a whole is largely rural and often tranquil with limited influence from development. There is a distinct settlement pattern, typically small settlements on the fringes of the floodplain and lower slopes of the scarp, as well as the plateau. The latter is more noticeably affected by the expansion of Corby. The landscape also has some important historic influences, particularly to the north-east with the presence of

Rockingham Hall and Rockingham Forest, but also more locally with East Carlton Hall and Countryside Park, ancient woodland and ridge and furrow.

- 4.15 Guidance for all LCAs is to avoid large or intrusive development with the need for careful and sympathetic location of development. Due to large parts of the landscape being rural and unsettled, the objective is to protect and conserve this characteristic, by restricting development to existing settlement locations. This should be done to reflect existing settlement pattern and layout, and incorporate at an appropriate and sympathetic scale. In particular development should be avoided on the steeper upper scarp slopes, and where this would punctuate and effect the skyline, whether on the scarp or plateau. Equally, historic parkland, estate villages, features and monuments should be conserved by avoiding new development. Panoramic and wide views should be protected whether on the scarp, plateau edge or floodplain. Development may be appropriate on the lower scarp slopes, subject to preserving the mosaic of land use, and potentially where located on the fringes of the floodplain. Where development is required on the floodplain this should be located to minimise flood risk.
- 4.16 Where development is provided, this should be of high quality and take reference to local vernacular, style, layout, appearance and materials. This is particularly strong in the historic cores of Middleton and Cottingham, both in terms of layout and form, and in the use of limestone and ironstone. Attention should also be given to the urban and rural fringes, so as to sympathetically relate to the characteristics of the adjoining landscape, which is likely to require the addition of woodland or hedgerows and trees.

Parcels

- 4.17 12 parcels have been defined as illustrated on Figure 04. Details regarding each parcel are set out in Appendix 2. A summary of parcel landscape capacity is set out in the table opposite (refer also to Figure 05).

Capacity	Parcel No.
Low	4, 5, 7, 8, 9, 12
Medium-Low	1, 10, 11
Medium	2, 3, 6
Medium-High	
High	

- 4.18 The capacity of the Parcels to accommodate residential development reflects a similar pattern to landscape value i.e. broadly the greatest capacity lies within the valley bottom and the least capacity on the scarp. However, the definition of Parcels indicates some important localised variations and caveats regarding the location of development. Parcels 1, 2 and 3 have potential capacity for development. However, whilst lying outside Flood Zone 2 and much of Flood Zone 3 (refer to Figure 01 for the extent of the Flood Alert Area), they nevertheless lie within the extensive parts of the floodplain. Consequently, Flood Risk Assessments would need to be undertaken to determine whether they are suitable locations for development. Parcel 2, and to a

lesser extent Parcel 3, has medium to large open fields that are clearly visible from elevated locations. Parcel 3 has been affected by the presence of a relatively large plant nursery, with some associated intrusive features and, having recently closed, provides the potential opportunity for enhancements as part of a residential development. However, there is little physical or visual association with the existing settlement pattern and built form of Cottingham and Middleton. Consequently, any development of a notable size would have an intrusive effect on the landscape of the floodplain and views within and across the Welland Valley. Parcel 1 has smaller contained pastoral field with tall hedgerows, and whilst there is some limited influence from horsiculture, and the presence of houses on the edge of Middleton, the Parcel retains a predominantly rural character, with few detractive features, and important local views across the Welland Valley from the Jurassic Way. Due to the proximity of the western edge of Middleton, there is the potential for some small scale, contained residential development adjacent to the existing settlement edge.

- 4.19 In general, the scarp is composed of a relatively steep slope, trees and grassland that forms an important backdrop to the River Welland, with wide panoramic views across the valley, that would make the scarp unsuitable for development. However, there may have potential for some very limited residential development, i.e. in Parcel 10 where visual containment is provided by the close alignment of tall hedges and mature trees. Other factors provide additional aspects of sensitivity to change on the scarp, including: the historical influences of East Carlton Hall and Park (Parcel 12); historical setting and visual context of Cottingham Hall (Parcel 9); open pastoral farmland (Parcel 4); landscape and ecological features (Parcel 12 – mature trees and woodland) and (Parcel 9 and 10 – tall hedges and mature individual trees).
- 4.20 The landscape of the plateau has some important localised variations in landform, vegetation pattern, historical influences, and the existing visual influence of the recent and historical settlement pattern within Cottingham and Middleton. Parcel 7 and 8 incorporate localised valleys, undulating landforms, ridge and furrow, that exhibits a distinctive, largely well conserved and locally important historic landscape. The two parcels provide relic elements of a pastoral landscape, but have been influenced differently by the expansion of Cottingham. Parcel 8 retains a rural, tranquil character with little or no influences from built features, forming an area of local open space and with no detractive features. In contrast Parcel 7 is clearly affected by the visual prominence of the 20th century extension of Cottingham to the east of the village. The elevated location of the village extension, poor townscape character and boundary treatments, and other associated urban fringe effects, have eroded the rural and visual character of the Parcel. It is recommended that no further erosion from development should be permitted, with the objective of conserving and enhancing the retained rural character.
- 4.21 Parcel 6 has a medium capacity for residential development, due to its location away from the prominent and visually sensitive plateau fringe on the edge of the scarp, and from the existing physical and visual influences of the 20th century extension of Cottingham. However, the Parcel is composed of moderately large open fields, which if fully developed would have a notable effect on

the physical separation and coalescence with Corby. Consequently, development should be limited to the western part of the Parcel and appropriate boundary treatments provided. Parcel 11 lies on the fringe of the scarp with the western part having an open aspect that is visible across the Welland Valley. There would also be adverse effects on views from the adjacent Jurassic Way. Any development within this part would have significant effects on views from within and across the valley and should not be permitted. Typically, development within the Parcel would adversely affect its well defined rural and tranquil character. However, some limited residential development may be suitable within the localised dry valley to the east of the Parcel.

5 RECOMMENDATIONS

- 5.1** The landscape within the vicinity of Cottingham and Middleton is defined by the Welland Valley, which has a high local landscape value and is sensitive to change from development. Moderate to large scale residential developments within this landscape would be inappropriate and should be avoided. However, there is some capacity for relatively small scale residential developments within the context of the existing settlement pattern. Location should be on the basis of there being limited or no adverse effects on the landscape character and views within or across the Welland Valley and where there would be no adverse effect on historic landscapes, buildings or features. This is likely to be within the floodplain or on the plateau, away from the scarp and adjacent to the settlement edge.
- 5.2** Due to the sensitivity of the landscape and the presence of the two conservation areas, it is important that any development is of high quality and echoes local distinctiveness. Where residential development occurs, this should reflect the settlement pattern of the two villages and incorporate or make references to the built form and materials found within the historic core of the villages or as otherwise reflected in local distinctiveness. This should include the use of limestone, ironstone, slate, clay pantiles.
- 5.3** Developments should integrate with both the existing townscape and landscape, and create an appropriate and sympathetic new urban and rural edge. This should avoid reflecting some of the poor quality and harsh settlement boundary edges that have occurred in the latter half of the 20th century. Future residential development has the potential to address some of these existing poor urban and rural edges, as occurs within Parcel 2 and adjacent to Berry Field Road, by providing higher quality built development and a more sympathetic landscape edge. Appropriate boundary treatment, would depend on the adjacent landscape characteristics, e.g. within the floodplain this could include the use of open space, hedgerows and trees, where as on the plateau this is more likely to be woodland planting. Further details and guidance is provided within the Parcel descriptions within Appendix 2.

Appendix 1: Landscape Capacity Criteria

Criteria group	Criteria	Measurement of criteria	Comments
Existing Landscape Features	Slope analysis	<p>A= Plateau/gently undulating</p> <p>B= Rolling /undulating landform providing some enclosure</p> <p>C= Tributary valleys/lower valley slopes/gentle side slopes</p> <p>D= Elevated landforms, plateau edge, ridges</p> <p>E= Prominent steep slopes on valley sides</p>	
	Enclosure by vegetation	<p>A= Enclosed by mature vegetation – extensive treebelts/woodland</p> <p>B= Semi-enclosed by vegetation - moderate woodland cover, good quality tall hedgerows/ hedgerows with hedgerow trees</p> <p>C= Moderate enclosure by vegetation - scattered small woodlands, fragmented shelterbelts and/or medium to low hedgerows</p> <p>D= Limited/poor hedges (with no trees) and/or isolated copses</p> <p>E= Largely open with minimal vegetation</p>	
	Complexity/ Scale	<p>A= Extensive simple landscape with single land uses</p> <p>B= Large scale landscape with limited land use and variety</p> <p>C= Large scale landscape with variations in pattern, texture and scale or medium scale with limited variety</p> <p>D= Small or medium scale landscape with a variety in pattern, texture and scale</p> <p>E= Intimate and organic landscape with a richness in pattern, texture and scale</p>	
	Landscape Character Quality/ Condition	<p>A= Area of weak character in a poor condition</p> <p>B= Area of weak character in a moderate condition or of a moderate character in a poor condition</p> <p>C= Area of weak character in a good condition or of a moderate character in a moderate condition or of a strong character in a poor condition</p> <p>D= Area of moderate character in a good condition or of a strong character in a moderate condition</p> <p>E= Area of strong character in a good condition</p>	The condition of the landscape partially reflects the active management of the landscape for agriculture, amenity uses or nature conservation.
Visual Factors	Openness to public view	<p>A= Parcel is well contained from public views</p> <p>B= Parcel is generally well contained from public views</p> <p>C= Parcel is partially contained from public</p>	Public views will include views from roads, rights of way and public open space. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the

Criteria group	Criteria	Measurement of criteria	Comments
		views D= Parcel is moderately open to public views E= Parcel is very open to public views	character of the vegetation. This criterion is also considered in association with 'Scope to mitigate the development' criteria. Score will depend on the extent of the visibility from all the Parcel perimeters and the rights of way through Parcel.
	Openness to private view	A= Parcel is well contained from private views B= Parcel is generally well contained from private views C= Parcel is partially contained from private views D= Parcel is moderately open to private views E= Parcel is very open to private views	This relates to private views from residential properties. The evaluation considers a summer and winter evaluation. However due to the time of the study the winter evaluation was estimated based on the character of the vegetation. This criterion is also considered in association with 'Scope to mitigate the development' criteria. The score will depend on the extent of visibility from all the Parcel perimeters and the number of properties with views.
	Relationship with existing urban conurbations	A= Location where built development will form a natural extension of an adjacent part of urban fabric B= Location where built development will form some close associations with the existing parts of urban fabric C= Location where built development will form some moderate associations with existing urban fabric D= Location where built development will only form some limited associations with the existing urban fabric due to major obstacles E= Location where development will be isolated from and not form any relationship with existing urban fabric	Considers the relationship of the Parcel to the existing urban form. The intention it is to understand the relationship with the existing urban fabric of Cottingham/Middleton. Consideration is also given to the extent of openness of the urban fringe, and the density/scale of existing development, as well as location relative to settlement layout. This will also include existing levels of connectivity and potential for future connectivity.
	Prevention of coalescence of settlements	A= Development would not compromise any separation B= Development would have slight impact on separation C= Development would have moderate impact on separation D= Development would significantly compromise separation E= Development would cause complete coalescence	In considering the effects on coalescence, the main consideration is the extension of Cottingham and Middleton in relation to Corby and East Carlton.
Potential Landscape Features	Scope to mitigate the development	A= Good scope to provide mitigation in the short to medium term in harmony with existing landscape pattern B= Good scope to provide mitigation in the medium term and in keeping with existing landscape pattern C= Moderate scope to provide mitigation in the medium term broadly in keeping with existing landscape pattern	The ability of the landscape to provide effective mitigation that is not harmful. This is based on a number of factors including: scale; enclosure; pattern; type and maturity of the vegetation; movement; and visibility of the Parcel

Criteria group	Criteria	Measurement of criteria	Comments
		<p>D= Limited scope to provide adequate mitigation in keeping with the existing landscape in the medium term</p> <p>E= Very limited scope to provide adequate mitigation in the medium to long term</p>	
Landscape Value	LCA Strength of Character and Condition	<p>A= Location where built development will have no impact</p> <p>B= Location where built development will have minor impact on an area of Moderate or High Landscape Value</p> <p>C= Location where built development will have a noticeable impact on an area of Moderate or High Landscape Value</p> <p>D= Location where built development will have a prominent impact on an area of Moderate or High Landscape Value</p> <p>E= Location where built development would have an extensive impact on an area of Moderate or High Landscape Value</p>	This criteria is used as a proxy for Landscape Value in the absence of specific stakeholder consultation, and designations. This links to the relative landscape value identified as part of the assessment of landscape character, based on the NCLCA with value relating to High or Moderate-High Value

Appendix 2: Parcel Capacity Analysis

Landscape Sensitivity Appraisal – Survey Form			
Landscape	LCA 18i Broad River Valley Floodplain: The	Size:	ha
Character Area:	Welland – Market Harborough to Cottingham		
Parcel No:	1		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group Criteria Importance			A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)			✓			4.5
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)				✓		2
	Condition	Secondary (1x)				✓		2
Sub Total			0	0	2	2	0	13
2 Visual Factors								
	Openness to public view	Secondary (1x)				✓		2
	Openness to private view	Secondary (1x)				✓		2
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)	✓					7.5
	Scope to mitigate the development	Primary (1.5x)		✓				6
Sub Total			1	1	1	2	0	22
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)			✓			3
Sub Total			0	0	1	0	0	3
Overall Capacity Profile (1 + 2 + 3)			1	1	4	4	0	38

Overall Capacity = Medium-Low

Description of Parcel No. 1

General Commentary

The Parcel is located on the bottom of the southern valley slope and valley bottom of the River Welland. The landscape is characterised by pasture and paddocks, enclosed by tall hedges forming a linear field network of small to medium sized fields. Some post and wire fencing around paddocks. Scattered tall mature trees form distinctive features. Vegetation creates a moderate level of enclosure.

The lower valley slopes rise on the southern edge of the Parcel to the Jurassic Way, where there are open attractive views across the Welland Valley. The Jurassic Way and Ashley Road provide the main location for public views into the Parcel. The edge of the Middleton is evident to the south-east of the Parcel, where two storey stone houses and rear gardens define the built edge and where there are open private views across the Parcel.

The landscape has a strong character that is in a moderate condition, with few detractive features.

The proximity to the edge of the relatively open boundary with Middleton provides a moderate association with the urban fabric, and the scale of the landform, presence of tall vegetation provides a relatively good scope for mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium-Low capacity for accommodating residential development. The Parcel has limited ability to accommodate additional housing. Small scale residential development could be incorporated, if sympathetically located in relation to the existing settlement and field pattern. Development should reflect local materials, similar to the recent houses on Ashley Road.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character	LCA 18i Broad River Valley Floodplain: The	Size:	ha
Area:	Welland – Market Harborough to Cottingham		
Parcel No:	2		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group			Criteria	Importance	A	B	C	D	E	Total
1 Landscape Features										
	Slope analysis	Primary (1.5x)	✓							7.5
	Vegetation enclosure	Primary (1.5x)			✓					4.5
	Complexity/ Scale	Secondary (1x)			✓					3
	Condition	Secondary (1x)			✓					3
Sub Total			1	0	3	0	0	0		18
	Openness to public view	Secondary (1x)				✓				2
	Openness to private view	Secondary (1x)				✓				2
	Relationship with existing urban conurbation	Primary (1.5x)		✓						6
	Prevention of coalescence	Primary (1.5x)		✓						6
	Scope to mitigate the development	Primary (1.5x)		✓						6
Sub Total			0	3	0	2	0	0		22
	LCA strength of character and condition	Secondary (1x)			✓					3
Sub Total			0	0	1	0	0	0		3
Overall Capacity Profile (1 + 2 + 3)			1	3	4	2	0			43

Overall Capacity = Medium

Description of Parcel No. 2

General Commentary

Located within the River Welland Valley floor, the Parcel is composed of arable farmland, that is contained by the treed scarp slope to the south. The settlements of Middleton and Cottingham define the southern edge of the Parcel creating a strong visual influence, which together with the scarp, form a backdrop and distinctive feature on the fringe of the Parcel.

Larger arable fields characterise the valley floor towards the River Welland, with a small group of pasture fields in the south-western corner of the Parcel. Tall hedges with mature ash trees enclose the fields.

The northern edge of Middleton is largely open, formed by a poor quality built form. Houses are mainly two storey terraces, constructed of brick, and lack fenestration of local distinctiveness. This creates a poor urban edge that extends the visual urban influence over much of the Parcel. Consequently, there is a close visual and physical association with the urban fabric, with scope to mitigate and enhance the urban / rural boundary.

The 20th century extension of Cottingham onto the plateau above the scarp also has a dominant influence on the Welland Valley and the Parcel. Prominent two storey houses are located on the skyline of the scarp forming an intrusive feature. The church spire of St Mary Magdalene in the lower historic core of Cottingham forms a notable landmark feature.

The sewage works forms a detractive, but well enclosed, feature to the west of the Parcel.

The Parcel is fairly open to private and public view, mainly from residential properties overlooking the Parcel and from the Jurassic Way that passes through the Parcel. The landscape has a moderate strength of character and is in a moderate condition.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium capacity for accommodating residential development. The flood zone for the River Welland lies immediately to the north of the Parcel, but does not affect the Parcel itself. Whilst a less prominent location, in comparison the scarp and the plateau edge, extensive residential development would be harmful to the character of the River Welland, due to the openness of the landscape and relative proximity to the River Welland. There is however the opportunity to enhance the existing poor urban edge, through the creation of a more sympathetic urban fringe and the establishment of a well defined rural edge.

1 ***Retention of existing landscape features and vegetation***

Hedgerows and hedgerow trees form the most distinctive landscape feature and enclosure in the Parcel, and should be retained.

2 ***Important views to be retained***

Views towards the scarp and church spire.

3 ***Retention of existing routes through the Parcel***

The Jurassic Way provides an important route through the Parcel, due to the lack of other public footpaths that cross the valley bottom. Jurassic Way should be retained and enhanced with further publically accessible connections and preferably with association with new green infrastructure and open space provision.

4 ***Ground modelling***

The largely level nature of the landform, would mean that no ground modelling should be required.

5 *Additional planting*

New tree and shrub planting would form an important element in integrating and merging existing and future development, and defining a new urban edge. Native planting would also contribute to additional green infrastructure provision.

6 *Maximum building heights*

Building height should be similar to existing neighbouring buildings and should be mainly no greater than 2.5 storey height, with possible allowance for limited 3 storey provision.

7 *Development layout*

Development should follow the historic settlement pattern and layout and avoid the design and layout applied along Berry Field Road, whilst still ensuring good access and connectivity. The most suitable locations would be to the west of Berry Field Road, where the urban fringe is poorest, with some limited development and open space provision within the small narrow fields to the south-west of the Parcel. Vehicular access could be provided off Ashley Road or Mill Road.

8 *Building materials*

The predominant objective should be to create a visual cohesiveness, whilst still providing visual diversity and local distinctiveness that is currently lacking in this locality, but is very strongly present within the historic cores of Middleton and Cottingham, and exhibited in some of the higher quality recent build. Materials should include limestone, ironstone, slate and clay pantiles.

9 *Open space provision and green infrastructure*

The smaller linear fields to the south-west are more suited for open space provision or associated with the Jurassic Way. The lack of landscape and ecological features within the Parcel, creates the opportunity to enhance provision through new green infrastructure, together with SuDS features. Green infrastructure should also be designed to enhance accessible green routes and connectivity between the settlements and the countryside.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character	LCA 18j Broad River Valley Floodplain:	Size:	ha
Area:	The Welland – Cottingham to Wakerley		
Parcel No:	3		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group Criteria Importance			A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)	✓					7.5
	Vegetation enclosure	Primary (1.5x)		✓				6
	Complexity/ Scale	Secondary (1x)		✓				4
	Condition	Secondary (1x)		✓				4
Sub Total			1	3	0	0	0	21.5
2 Visual Factors								
	Openness to public view	Secondary (1x)		✓				4
	Openness to private view	Secondary (1x)		✓				4
	Relationship with existing urban conurbation	Primary (1.5x)				✓		3
	Prevention of coalescence	Primary (1.5x)		✓				6
	Scope to mitigate the development	Primary (1.5x)		✓				6
Sub Total			0	4	0	1	0	23
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile(1 + 2 + 3)			1	7	0	2	0	46.5

Overall Capacity = Medium

Description of Parcel No. 3

General Commentary

Set in the bottom of the Welland Valley, the Parcel is characterised by its land use of pasture and former Mill Road Nursery. The latter is now closed, but its visual influence remains, extending to cover large parts of the Parcel. Whilst the land use reflects an urban fringe context, its size and relative separation from the settlements of Cottingham and Middleton, creates an uncharacteristic feature within the valley bottom. The presence of polytunnels, sheds, containers, palisade fencing all create intrusive features that do not visually relate to the rural valley bottom location. Nursery stock is also still present within Parcel.

Much of the field pattern remains, defined by tall continuous hedges that provide enclosure, and vary in scale from small to large fields. The latter is particularly apparent to the north-east of the Parcel, where hedgerow removal and fragmentation has occurred, leaving a large field of pasture, which extends into Parcel 4 and up the valley slope.

Mill Road forms the main publically accessible route on the western boundary of the Parcel, which is largely contained by tall hedges. Other than sections of lower hedge and gaps in the hedge along Mill Road, public views into the Parcel are contained, and private views are limited to residential properties along the top of the scarp, which overlook the Parcel and the Welland Valley.

The relative isolation from the two settlements, provides limited association with the urban fabric, although there is good scope for mitigation and enhancements.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium capacity for accommodating residential development. Whilst the Parcel is relatively isolated from the two settlements, with limited association with the existing settlement pattern and built fabric, the landscape has been partially degraded by the nursery. There are number of intrusive features that are currently present as part of the nursery, and generally is an uncharacteristic feature of the valley bottom. The opportunity exists to restore the landscape following the closure of the nursery, subject to the landowner's intentions for the land. However, the relative isolation from the two settlements and partially falling within Flood Zone 2 of the River Welland, makes this Parcel less suitable for residential development. A limited amount of development could occur to the south-west of the Parcel in association with the existing settlement edge. Careful consideration should be given together with the relevant landowner(s) as to how development could take place whilst still providing the opportunity for the restoration of the land of the former nursery. This could be done through the land being provided for public open space, ecological enhancements and/or green infrastructure provision.

1 ***Retention of existing landscape features and vegetation***

Hedgerows and hedgerow trees form well defined landscape and ecological feature and should be retained where possible.

2 ***Important views to be retained***

Views towards the scarp.

3 ***Retention of existing routes through the Parcel***

There are no public routes through the Parcel.

4 ***Ground modelling***

The largely level nature of the landform, would mean that no ground modelling should be required.

5 *Additional planting*

New tree and shrub planting would form an important element in defining a new urban edge. Native planting and habitat creation would also contribute to additional green infrastructure provision.

6 *Maximum building heights*

Building height should be no greater than 2 storey.

7 *Development layout*

Development should follow the historic settlement pattern and layout and avoid building in or close to the flood zone. Development should be limited to the south-western part of the Parcel to minimise extending the urban influence towards the River Welland and further eroding views over the Welland Valley.

8 *Building materials*

The predominant objective should be to create a visual cohesiveness, whilst still providing visual diversity and local distinctiveness reflecting the built form and materials present within the historic cores of Middleton and Cottingham, and exhibited in some of the higher quality recent build. Materials should include limestone, ironstone, slate and clay pantiles.

9 *Open space provision and green infrastructure*

The redevelopment of the nursery, provides the opportunity in conjunction with residential development, to provide an increased provision of habitat creation, ecological enhancements, and increased public access and open space provision.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 15b Farmed Scarp Slopes:	Size:	ha
	Cottingham to Harringworth		
Parcel No:	4		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group Criteria Importance			A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)					✓	1.5
	Vegetation enclosure	Primary (1.5x)				✓		3
	Complexity/ Scale	Secondary (1x)				✓		2
	Condition	Secondary (1x)				✓		2
Sub Total			0	0	0	3	1	8.5
2 Visual Factors								
	Openness to public view	Secondary (1x)					✓	1
	Openness to private view	Secondary (1x)					✓	1
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)		✓				6
	Scope to mitigate the development	Primary (1.5x)					✓	1.5
Sub Total			0	1	1	0	3	14
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile (1 + 2 + 3)			0	1	1	4	4	24.5

Overall Capacity = Low

Description of Parcel No. 4

General Commentary

The Parcel lies on the very distinctive scarp slopes of the Welland Valley. The poor fertility of the soils, has led to use of the slopes for pasture and sheep grazing. Some tall hedges represent the presence of the historic field pattern. A number of hedges have been removed or have become degraded, creating relatively open aspect, with wide panoramic views from the upper slopes over the Welland Valley.

Residential development has encroached onto the upper scarp slopes or has a strong visual influence, due to the presence of the 20th century extension of Cottingham along the plateau edge. Development has occurred along Rockingham Road, which defines the boundary between the scarp and plateau and allows public and private views over the Parcel.

Part of the Mill Road Nursery extends up the lower slopes of the scarp, creating an uncharacteristic feature on the pasture slopes. However, there are no evident detractive built features.

The Parcel has a strong character, but has a moderate condition due to the influence of the adjacent housing and degradation of hedge and field pattern.

Due to the presence of the existing residential properties along the top of the scarp, there is a moderate association with the urban fabric. However, most of the scarp slope is largely devoid of development, which forms an important characteristic of the scarp slope.

Further development within the Parcel would have a prominent and intrusive impact on this sensitive part of the landscape, which would be difficult to mitigate.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development. No further residential development should be allowed on the scarp slope and unless replacing existing buildings with more sympathetic buildings.

Landscape Sensitivity Appraisal – Survey Form					
Landscape Character Area:	LCA 7a: Wooded Clay Plateau:	Size:	ha		
	Geddington Chase				
Parcel No:	5				
Surveyors:	GF	Date Surveyed:	5/11/14		

Criteria GroupCriteriaImportance			A	B	C	D	E	Total
1Landscape Features								
	Slope analysis	Primary (1.5x)				✓		3
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)			✓			3
	Condition	Secondary (1x)			✓			3
Sub Total			0	0	3	1	0	13.5
2Visual Factors								
	Openness to public view	Secondary (1x)				✓		2
	Openness to private view	Secondary (1x)				✓		2
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)		✓				6
	Scope to mitigate the development	Primary (1.5x)				✓		3
Sub Total			0	1	1	3	0	17.5
3Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile (1 + 2 + 3)			0	1	4	5	0	33

Overall Capacity = Low

Description of Parcel No. 5

General Commentary

The Parcel is located on the plateau above the Welland Valley and adjacent to the scarp. Characterised by large to moderate sized arable fields and partially contained by medium height hedges. The Parcel is enclosed to the north-east by a belt of mature trees. The condition of the landscape has deteriorated due to the loss of hedges and from the presence of the Ripley Road housing development and development along Rockingham Road. Other urban fringe influences, such as containers and outbuildings, and an area of rough grazing and scrub, further detract from the broader rural arable character of the Parcel. The urban edge is currently poorly defined, although the presence of other hedges limits the awareness of the relatively harsh urban boundary.

There is no public access across the Parcel, but is prominent from public and private views across the Welland Valley, particularly from the upper northern valley slopes.

Due to the presence of the existing 20th century extension of Cottingham there is a moderate association with the existing urban fabric. However, development along the plateau edge has had a harmful effect on the Welland Valley and should not be further extended. Due to the prominent and elevated location of the Parcel and the openness of landscape, there is limited scope to mitigate any development. Any further development would have a prominent impact on the locally valued landscape of the Welland Valley.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development, and no further development should occur within the Parcel.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 7a: Wooded Clay Plateau: Geddington Chase	Size:	ha
Parcel No:	6		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group Criteria Importance			A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)	✓					7.5
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)			✓			3
	Condition	Secondary (1x)			✓			3
Sub Total			1	0	3	0	0	18
2 Visual Factors								
	Openness to public view	Secondary (1x)				✓		2
	Openness to private view	Secondary (1x)			✓			3
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)			✓			4.5
	Scope to mitigate the development	Primary (1.5x)		✓				6
Sub Total			0	1	3	1	0	20
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)		✓				4
Sub Total			0	1	0	0	0	4
Overall Capacity Profile (1 + 2 + 3)			1	2	6	1	0	42

Overall Capacity = Medium

Description of Parcel No. 6

General Commentary

The Parcel is located on the plateau and similar in character to Parcel 5, but set back from the edge of the scarp. Consequently, the Parcel has much less visual influence on the Welland Valley. Similarly the Parcel has been effected by the loss hedges, the visual intrusion of the built form arising from the 20th century extension of Cottingham and other urban fringe influences, such as allotments, sheds and conifer hedges. The land is enclosed to the north and east by mature belt of trees and copses, forming a backdrop to the Parcel.

Large arable fields are evident, demarcated by tall hedges and several scattered mature trees. The mixture of influences and features creates a landscape of moderate character and condition.

The presence of the existing built form and residential properties to the west of the Parcel and relatively open boundary treatments creates a moderate association with the existing settlement fabric. Due to the less prominent location of the Parcel in comparison to Parcel 5, provides the opportunity for the potential further extension of Cottingham to the east, with the potential to enhance the existing urban fringe treatment. This would have limited influence on the locally valued landscape of the Welland Valley. The limited prominence, relative enclosure and the presence of tall hedges and neighbouring copses, creates a good scope for mitigation.

Development would create a notable loss in physical separation and coalescence with Corby, but there would be no effect on the visual separation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium capacity for accommodating residential development.

1 *Retention of existing landscape features and vegetation*

Hedgerows and hedgerow trees should be retained, where possible.

2 *Important views to be retained*

There are no important views.

3 *Retention of existing routes through the Parcel*

There is no public access through the Parcel.

4 *Ground modelling*

The largely level nature of the landform, should mean that no ground modelling is required.

5 *Additional planting*

New tree and shrub planting would form an important element in integrating and merging existing and future development, and defining a new urban edge. Native planting would also contribute to additional green infrastructure provision.

6 *Maximum building heights*

Building height should be similar to existing neighbouring buildings and should be mainly no greater than 2 storey height.

7 *Development layout*

The most suitable location for development would be within the small field within the west of the Parcel, and to the east of Windmill Rise and Bancroft Road. This could be extended further east into the adjacent field. Development further east should be restricted to limit coalescence with Corby. Good vehicular access is available off Windmill Close and Corby Road

8 *Building materials*

The predominant objective should be to create a visual cohesiveness, whilst still providing visual diversity and local distinctiveness that is currently lacking in this locality, but is very evident within the historic cores of Middleton and Cottingham, and exhibited in some of the higher quality recent build. Materials should include limestone, ironstone, slate and clay pantiles.

9 *Open space provision and green infrastructure*

Open space provision should be included as integral part of the development or potentially located within the field to the north of Ripley Road within Parcel 5, which would provide further provision for the existing housing. Native woodland and hedgerow planting should be used to define the new urban edge, and to provide connective green and wildlife corridors with the adjacent copses, tree belts and hedgerows.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 7a: Wooded Clay Plateau:	Size:	ha
	Geddington Chase		
Parcel No:	7		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)			✓			4.5
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)			✓			3
	Condition	Secondary (1x)				✓		2
Sub Total			0	0	3	1	0	14
2 Visual Factors								
	Openness to public view	Secondary (1x)				✓		2
	Openness to private view	Secondary (1x)				✓		2
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)			✓			4.5
	Scope to mitigate the development	Primary (1.5x)				✓		2
Sub Total			0	0	2	3	0	15
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile (1 + 2 + 3)			0	0	5	5	0	31

Overall Capacity = Low

Description of Parcel No. 7

General Commentary

The Parcel has a very distinctive landform. Partly set on the plateau, but also including a local dry valley that falls towards the Welland Valley. The landform has an undulating character.

There is a well defined historic landscape character, formed of ridge and furrow, retained tall mature hedgerows and mature hedgerow trees. The land is farmed as pasture, which helps to emphasise the undulations and ridge and furrow, and establish a strong rural pastoral landscape. Notable views are possible from elevated parts of the Parcel along the local valley and across the Welland Valley, as illustrated in the photograph. The north-western fringe of the Parcel lies on the edge of the Conservation Area and in close proximity to the Grade I listed building of the Church of St Mary Magdalene, in which the church spire provides a prominent landmark feature in some views.

The landscape has become partially degraded due the presence of the neighbouring residential properties along Corby Road, which create a prominent feature that detract from rural character. Other features such as parked vehicles, caravans, and timber fencing intrude into the Parcel.

The Parcel is composed of a mixture of large and small fields and variable texture. The landscape exhibits a strong character, which is largely in good condition, but eroded by urban influences within and neighbouring the Parcel.

Much of the Parcel is open to both public and private views, being overlooked from Corby Road and the public footpath that traverses the Parcel.

Whilst there is a moderate association with the urban fabric due to the residential development off Corby Road, built development within the Parcel would have a prominent impact on a locally valued landscape, and with a limited scope to mitigate the effects.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development. No development should be allowed within the Parcel.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 7a: Wooded Clay Plateau:	Size:	ha
	Geddington Chase		
Parcel No:	8		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)			✓			4.5
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)					✓	1
	Condition	Secondary (1x)					✓	1
Sub Total			0	0	2	0	2	11
2 Visual Factors								
	Openness to public view	Secondary (1x)					✓	1
	Openness to private view	Secondary (1x)		✓				4
	Relationship with existing urban conurbation	Primary (1.5x)				✓		3
	Prevention of coalescence	Primary (1.5x)		✓				6
	Scope to mitigate the development	Primary (1.5x)				✓		3
Sub Total			0	2	0	2	1	17
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile			0	2	2	3	3	30
(1 + 2 + 3)								

Overall Capacity = Low

Description of Parcel No. 8

General Commentary

The dry narrow landform provides a very distinct character of the landscape, further emphasised by the enclosure formed by the hedges, scrub and trees on the upper slopes. Undulations and subtle variations in the landform indicate an historic landscape and previous geological changes. The Parcel is designated as an area of natural open space and provides an area of local value. Footpath connections provide important local links from the road between the B670 and Corby Road, to the Church of St Mary Magdalene. These footpaths provide open public views within the Parcel, but due to the enclosure of the landform and vegetation, there are few views into the Parcel. There are very limited private views either into or within the Parcel.

The landscape has an attractive intimate character, lightly grazed by sheep, with the varied landform and vegetation giving a rich texture and scale. The Parcel exhibits a landscape of strong character and good condition.

There is a strong visual perception of enclosure and separation from the villages and the wider landscape, creating a sense of isolation. Consequently, there is almost no visual relationship with the urban fabric and limited physical association with Middleton or Cottingham.

Development within the Parcel would create a slight impact on coalescence with Corby, but would have a prominent impact on an area of landscape of important local value, with limited scope to adequately mitigate the effects.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development and would not be appropriate for development.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 15b Farmed Scarp Slopes:	Size:	Ha
	Cottingham to Harringworth		
Parcel No:	9		
Surveyors:	GF	Date Surveyed:	5/11/14

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1 Landscape Features								
	Slope analysis	Primary (1.5x)					✓	1.5
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)				✓		2
	Condition	Secondary (1x)				✓		2
Sub Total			0	0	1	2	1	10
2 Visual Factors								
	Openness to public view	Secondary (1x)				✓		2
	Openness to private view	Secondary (1x)				✓		2
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)	✓					7.5
	Scope to mitigate the development	Primary (1.5x)				✓		3
Sub Total			1	0	1	3	0	19
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile (1 + 2 + 3)			1	0	2	6	1	31

Overall Capacity = Low

Description of Parcel No. 9

General Commentary

Located on the steep middle and upper scarp slopes of the Welland Valley, the Parcel covers a prominent location with an important landscape and visual association within the Welland Valley. Composed of pastoral farmland, grazed by sheep, and scattered mature trees, replanted tree avenue, and localised group of scrub. The land has a predominantly open aspect, particularly to the south where vegetation is thinner or not present, and more enclosed to the west and north, due to the presence of some mature trees within the adjoining garden of the Grade II* Cottingham Hall. However these trees form localised clumps, with the main aspect of the Hall being open with a strong visual relationship with the Parcel. Private views into the Parcel are also possible from adjoining residential properties and from more distant views from houses on more elevated land within Cottingham. Public views into the Parcel occur the Jurassic Way immediately to the south of the Parcel, from the top of the scarp, looking over the Parcel and across the Welland Valley.

This is a medium scale landscape with varied pattern and texture, exhibiting a strong character in a moderate condition. There is limited influence from detractive features and strong historic association with the former grounds of Cottingham Hall. The proximity of the Hall and other residential properties of Middleton and Cottingham provide a moderate association with the urban fabric, but visually connected with the lower scarp slope and valley bottom.

Development would create a prominent impact both within the Parcel and within the wider landscape of the Welland Valley, with limited scope for providing adequate mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development, and is not suitable for development.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 15b Farmed Scarp Slopes:	Size:	ha
	Cottingham to Harringworth		
Parcel No:	10		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)					✓	1.5
	Vegetation enclosure	Primary (1.5x)		✓				6
	Complexity/ Scale	Secondary (1x)				✓		2
	Condition	Secondary (1x)				✓		2
Sub Total			0	1	0	2	1	11.5
2 Visual Factors								
	Openness to public view	Secondary (1x)		✓				4
	Openness to private view	Secondary (1x)		✓				4
	Relationship with existing urban conurbation	Primary (1.5x)				✓		3
	Prevention of coalescence	Primary (1.5x)	✓					7.5
	Scope to mitigate the development	Primary (1.5x)				✓		3
Sub Total			1	2	0	2	0	21.5
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile (1 + 2 + 3)			1	3	0	5	1	35

Overall Capacity = Medium-Low

Description of Parcel No. 10

General Commentary

The Parcel is located on the middle and upper scarp slopes and similar to Parcel 9. The main differences relate to land use and enclosure. The landscape is formed by narrow linear spaces enclosed by tall hedgerows including a number of mature hedgerow trees. Linear plots extend north to south up the scarp slope, creating contained and focused views across the Welland Valley from the upper valley slopes. These are typically areas of grassland forming linear fields or extended gardens.

The extent of enclosure provided by the mature vegetation, limits the extent of public and private views into the Parcel, restricting to glimpsed local views or long distance view from the Welland Valley. The landscape has a strong character that is in a moderate to good condition.

Despite the relative proximity to the settlement of Middleton there is limited visual association with little degradation from built development and urban fringe uses. Consequently changes would have a prominent but localised impact on an area of important local landscape character. The effect is limited by the containment provided by the mature vegetation, which also provides some scope for mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium-Low capacity for accommodating residential development. Due to the steep scarp location and narrow linear pattern of the fields and gardens, the Parcel is essentially inappropriate for development. Some very limited residential development may be appropriate, if restricted in number, of very low density and located on the lowest part of the scarp within the Parcel.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 7a Wooded Clay Plateau:	Size:	ha
	Geddington Chase		
Parcel No:	11		
Surveyors:	GF	Date Surveyed:	5/11/14

Criteria Group Criteria Importance			A	B	C	D	E	Total
1 Landscape Features								
	Slope analysis	Primary (1.5x)				✓		3
	Vegetation enclosure	Primary (1.5x)			✓			4.5
	Complexity/ Scale	Secondary (1x)				✓		2
	Condition	Secondary (1x)			✓			3
Sub Total			0	0	2	2	0	12.5
2 Visual Factors								
	Openness to public view	Secondary (1x)			✓			3
	Openness to private view	Secondary (1x)		✓				4
	Relationship with existing urban conurbation	Primary (1.5x)				✓		3
	Prevention of coalescence	Primary (1.5x)		✓				6
	Scope to mitigate the development	Primary (1.5x)			✓			4.5
Sub Total			0	2	2	1	0	20.5
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)				✓		2
Sub Total			0	0	0	1	0	2
Overall Capacity Profile (1 + 2 + 3)			0	2	4	4	0	34.5

Overall Capacity = Medium-Low

Description of Parcel No. 11

General Commentary

The Parcel is situated on the edge of the plateau above the scarp and Welland Valley. The landform gently undulates, most notably to the west of the Parcel, where there is a localised dry valley. A pastoral landscape grazed mainly by sheep, has small to medium sized fields bound by post and wire fences, post and rail fences and tall hedgerows, with a number of scattered mature trees, predominantly ash. There is a moderate to good level of enclosure provided by the tall hedgerows and trees, which partially contains public views and largely contains private views. The former occur from several public footpaths that cross the Parcel, most notably the Jurassic Way that follows the northern edge of the plateau and southern edge of the scarp. The Jurassic Way is enclosed for much of its length by tall hedgerows containing views, except adjacent to Parcel 9 where there are open panoramic views over the Welland Valley.

Despite the relatively close proximity to the settlements of Middleton and Cottingham, the effect of the variation in landform and vegetation, segregates the Parcel from the areas of built development, creating very little visual association. Consequently, the Parcel retains a strong level of rural character, with a moderate strength of character and condition.

The Parcel's location on the edge of the scarp would potentially result in it being particularly sensitive to change, particularly to the east of the Parcel where it is more open, with any change being very evident on the skyline in views from the Welland Valley. Development would have a slight influence on coalescence with Corby with a moderate scope for mitigation.



Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Medium-Low capacity for accommodating residential development. Development is generally unsuitable within the Parcel. No development should occur within the east of the Parcel where changes would be particularly evident within valley views. There is the possibility for some limited small scale development with the localised dry valley to the west of the Parcel.

Landscape Sensitivity Appraisal – Survey Form			
Landscape Character Area:	LCA 13e Undulating Hills and Valleys: Stoke Albany and Ashley	Size:	ha
Parcel No:	12		
Surveyors:	GF	Date Surveyed:	5/11/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1 Landscape Features								
	Slope analysis	Primary (1.5x)					✓	1.5
	Vegetation enclosure	Primary (1.5x)	✓					7.5
	Complexity/ Scale	Secondary (1x)					✓	1
	Condition	Secondary (1x)					✓	1
Sub Total			1	0	0	0	3	11
2 Visual Factors								
	Openness to public view	Secondary (1x)					✓	1
	Openness to private view	Secondary (1x)			✓			3
	Relationship with existing urban conurbation	Primary (1.5x)			✓			4.5
	Prevention of coalescence	Primary (1.5x)					✓	1.5
	Scope to mitigate the development	Primary (1.5x)				✓		3
Sub Total			0	0	2	1	2	13
3 Landscape Value								
	LCA strength of character and condition	Secondary (1x)					✓	1
Sub Total			0	0	0	0	1	1
Overall Capacity Profile (1 + 2 + 3)			1	0	2	1	6	25

Overall Capacity = Low

Description of Parcel No. 12

General Commentary

The Parcel is defined by its land use, incorporating East Carlton Hall and grounds, currently providing public recreation facilities as part of the East Carlton Countryside Park. The landscape not only has an historic value, but also forms an area of distinct and important landscape value. It lies on the scarp slope of the Welland Valley and additionally extends to cover part of the plateau. A significant number of mature and veteran trees are present within the parkland, including individual trees of large spreading form and areas of woodland. Most trees are native and generally of good condition that lie within an area of active management. This provides a landscape of strong character and condition, with an intimate well textured landscape and high level of enclosure.

This is a well used local and regional recreational facility with wide public access and views. A group of residential properties form part of the estate village, lie to the south and west and form part of the hamlet of East Carlton. They have typically been located to benefit from views across the parkland. There is consequently some physical and visual association with the existing built development and settlement pattern.

Development within the Parcel is very likely to have a significant and potentially extensive impact on the parkland landscape, effecting its historic, visual and landscape character. The large spread of individual trees and woodland, and the presence of the scarp slope would make it difficult to develop without the loss or damage of any these features, and with limited scope for mitigating the effects.

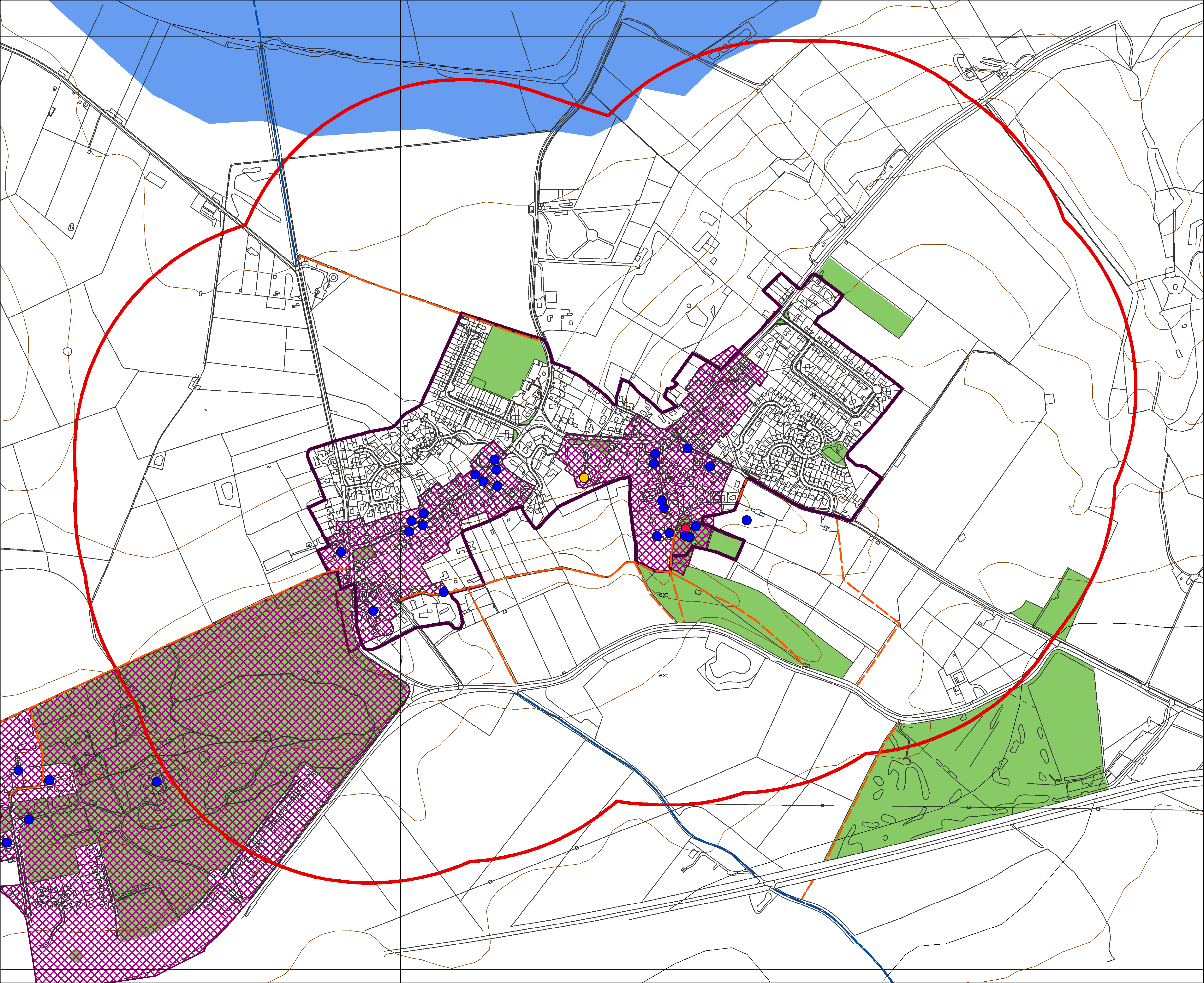


Guidelines for Development and Mitigation Measures

(Where development is assessed as potentially being suitable i.e. Medium to High Overall Capacity)

The Parcel has a Low capacity for accommodating residential development. The Parcel is inappropriate for development.

Appendix 3: Figures



Key

- Village Confines
- Study Area
- Flood Alert Area
- Conservation Area

Listed Building: Grade

- I
- II*
- II

Open Space Sites

- Open Space Sites

Public Rights of Way

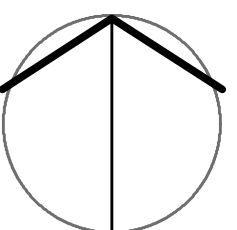
- Bridleway
- Footpath

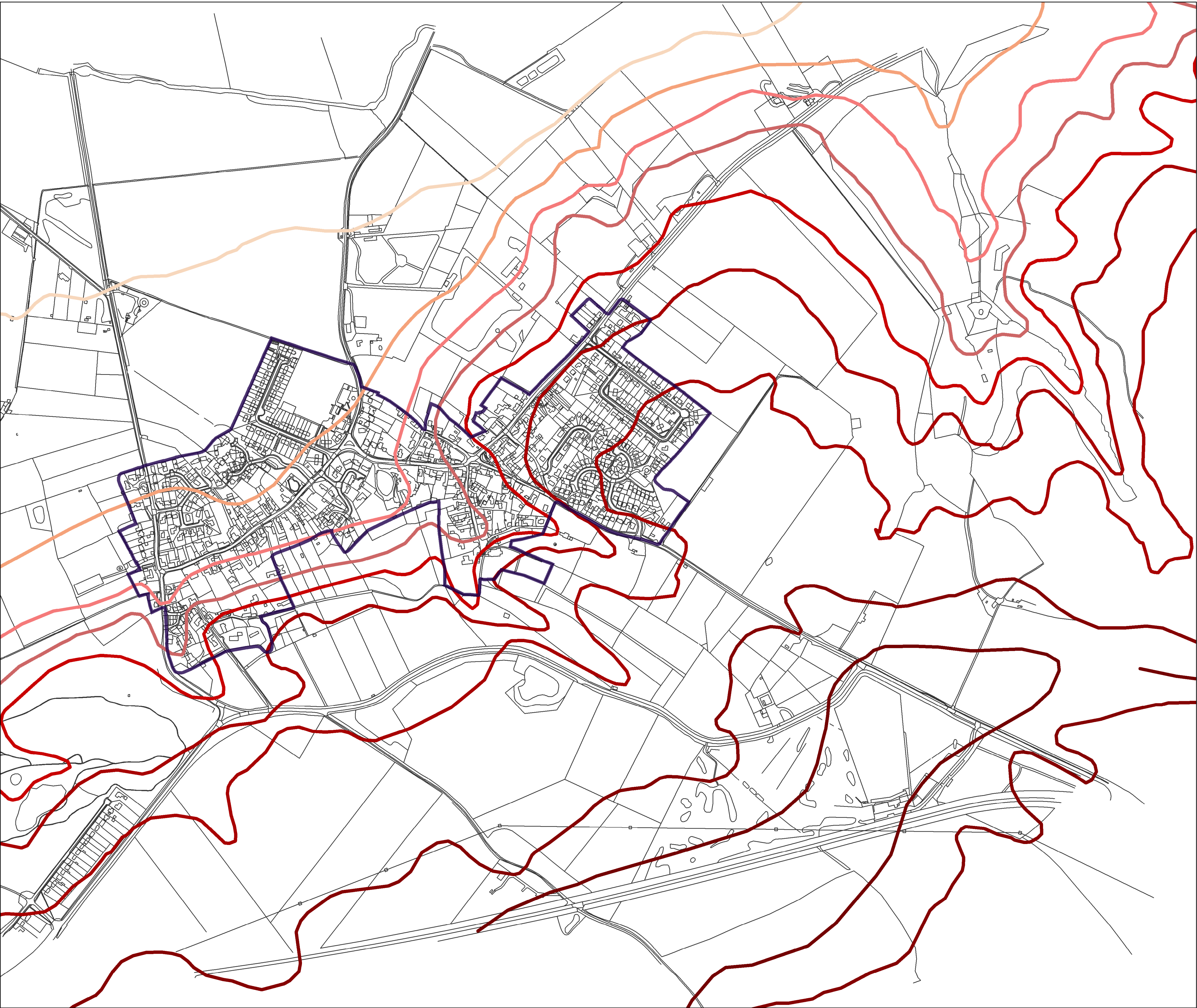
Cottingham and Middleton Landscape Sensitivity & Capacity Study

Study Area and Constraints

Figure 01

Scale 1:4,000 @ A1
December 2014





Key

Village Confines

Elevation

54

60

70

80

90

100

110

120

130

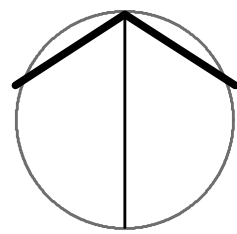
132

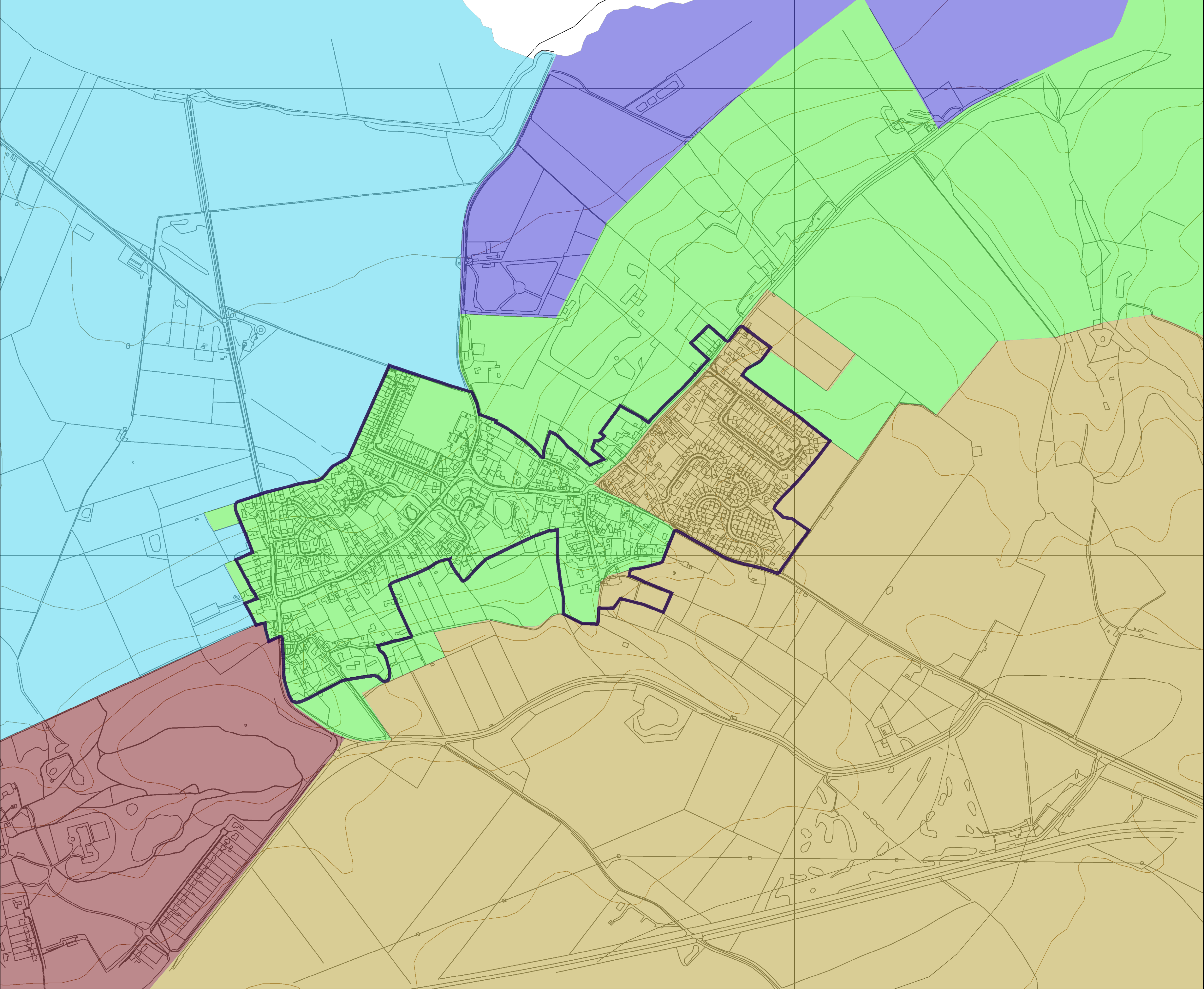
**Cottingham and Middleton
Landscape Sensitivity & Capacity Study**

Topography

Figure 02

Scale 1:4,000 @ A1
December 2014





Key

 Village Confines

Landscape Character Areas

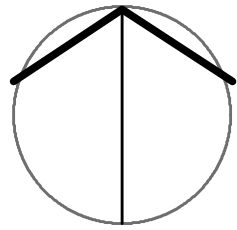
-  13e Undulating Hills and Valleys:
Stoke Albany & Ashley
-  15b Farmed Scarp Slopes:
Cottingham to Harringworth
-  18i Broad River Valley Floodplain:
The Welland - Market
Harborough to Cottingham
-  18j Broad River Valley Floodplain:
The Welland - Cottingham to
Wakerley
-  7a Wooded Clay Plateau:
Rockingham Plateau

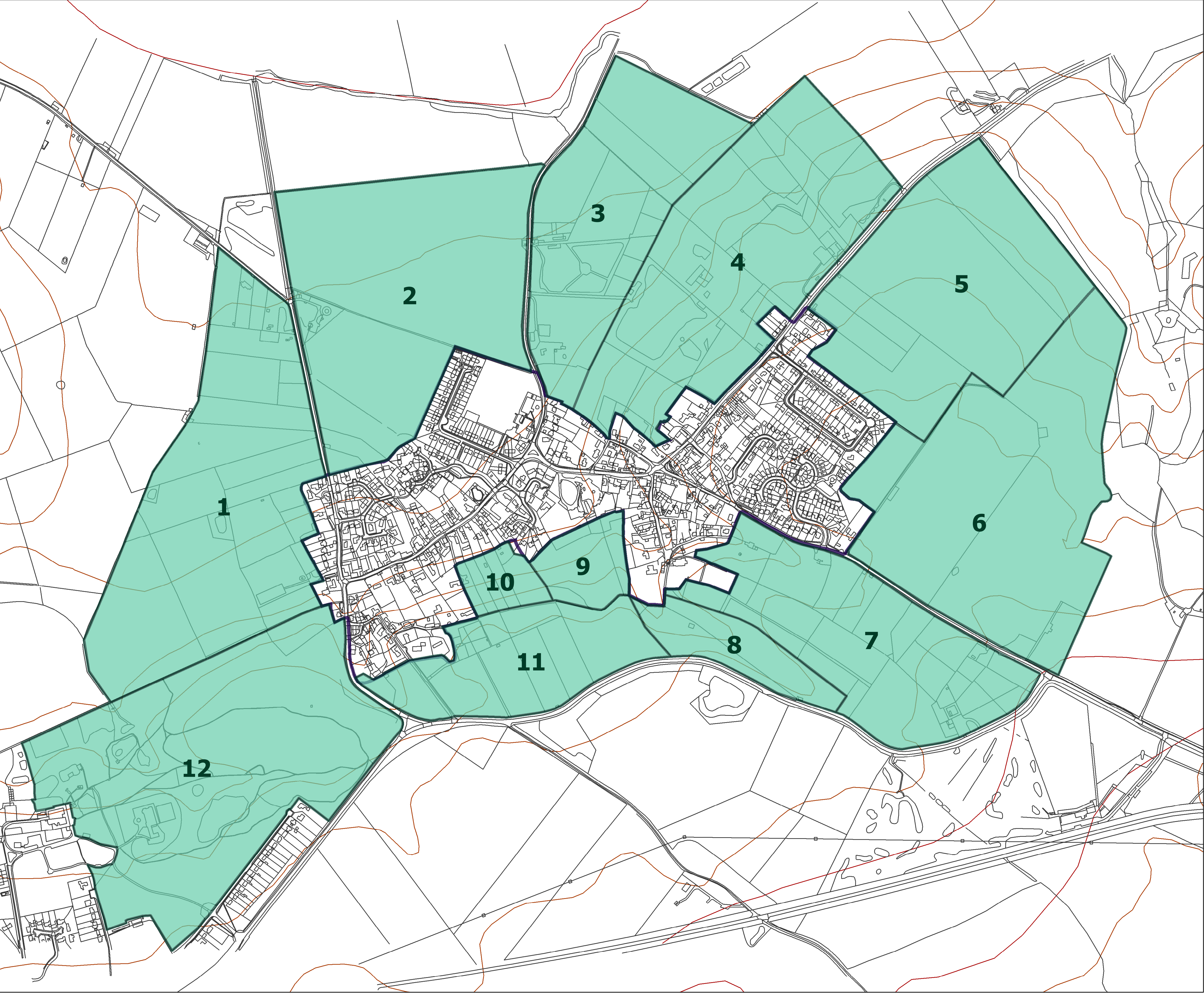
Cottingham and Middleton
Landscape Sensitivity & Capacity Study

County Landscape Character

Figure 03

Scale 1:4,000 @ A1
December 2014





Key

Village Confines

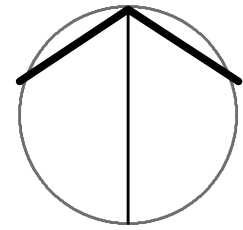
Parcels

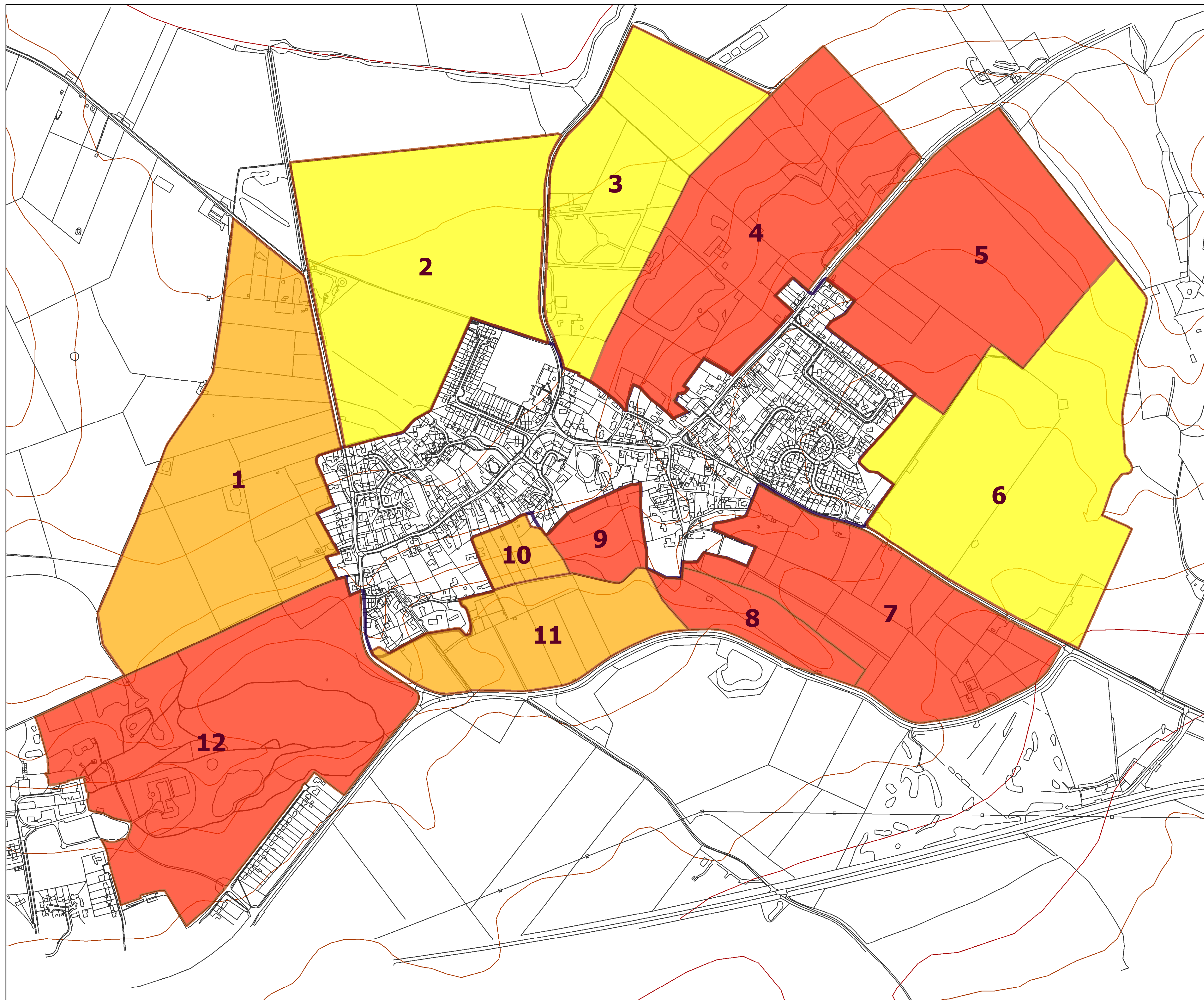
**Cottingham and Middleton
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Parcels

Figure 04

Scale 1:4,000 @ A1
December 2014





Key



Village Confines

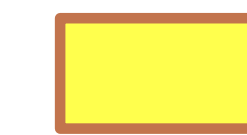
Capacity



Low



Medium-Low



Medium



Medium-High



High

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Parcel Capacity

Figure 05

Scale 1:4,000 @ A1
December 2014

